



Talbot County Short-Term Rental Review Board
Minutes
Thursday, March 2, 2023 at 1:00 p.m.
Talbot County Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland 21601

Attendance:

Commission Members:

Cindy Reichart, Chairperson
David McQuay
Keith Watts- via teleconference
Michele La Rocca
Martha Suss - via teleconference

Staff:

Andy Meehan, Esquire
Rebecca Guay, Esquire
Brennan Tarleton, Planning Officer
Bryce Yelton, Planner II
Elisa Deflaux, Planner II
Jennifer Collins, Administrative Assistant

1. **Call to Order** – The Chair called the meeting to order on March 2, 2023 at 1:00 p.m.
2. **Minutes** –The minutes for the January 26, 2023 meeting were accepted.
3. **Administrative Matters** – None
 - *Please note the video will reflect that the order of the meeting was changed. The order was as follows; 5a, 4a, 5b, 5c, 5d, 5e.*

4. Old Business

- a. **Applicant:** Bradley and Lisa Bebee Living Trust
- File No.:** STN-22-31
- Agent:** Flaneur, The Vacation Rental Company, Jennifer Brown
- Request:** Short-Term Rental License – primary dwelling
- Location:** 22020 Benders Lane Sherwood MD 21665
- Zoning:** Map 38, Grid 17, Parcel 11; Zone: RC

Staff Presentation:

Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Jennifer Brown Flaneur, The Vacation Rental Company
Zachary Smith, Armistead, Lee, Rust and Wright
Bradley Bebee

Public Comments:

Leslie Stein

54 **Mr. Watts made a motion to approve the STR application for four bedrooms**
55 **located at 22020 Benders Lane Sherwood MD 21665 with staff conditions;**
56 **based on the following findings**
57 **1. The application is complete.**
58 **2. No false, inaccurate, incomplete, or incorrect statements were made in**
59 **connection with the application.**
60 **3. Applicant complied with all notice requirements.**
61 **4. Issuance of the license would not unduly disturb the peace of the**
62 **neighborhood**
63 **5. In the Board’s discretion, no other substantial reasons exist to support**
64 **denial of the license.**

65 **Motion seconded by Ms. Suss. The motion carried.**

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67	<u>Vote</u>	4-1
68	FOR:	4- Reichart, McQuay, Watts, Suss
69	AGAINST:	1- LaRocca
70	ABSTAIN:	0
71	ABSENT:	0

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73 **5. New Business**

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- 75 **a. Applicant:** Frederick Hoffman
 - 76 **File No.:** STN-22-17
 - 77 **Agent:** Frederick Hoffman
 - 78 **Request:** Short-Term Rental License – accessory dwelling
 - 79 **Location:** 29996 Bolingbroke Lane, Trappe, MD 21673
 - 80 **Zoning:** Map 62, Parcel 60, Lot 7; Zone: RC

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82 **Staff Presentation:**
83 Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license
84 application.

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86 **Applicant Presentation:**
87 Frederick Hoffman

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89 **Public Comments:**
90 Marianne Pepper

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92 **Mr. Watts made a motion to approve the STR application for two bedrooms**
93 **located at 29996 Bolingbroke Lane, Trappe, MD 21673 with staff conditions;**
94 **based on the following findings**
95 **1. The application is complete.**
96 **2. No false, inaccurate, incomplete, or incorrect statements were made in**
97 **connection with the application.**
98 **3. Applicant complied with all notice requirements.**

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4. Issuance of the license would not unduly disturb the peace of the neighborhood
 5. In the Board's discretion, no other substantial reasons exist to support denial of the license.
- Motion seconded by Ms. La Rocca The motion carried.

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Vote	5-0
FOR:	5- Reichart, McQuay, Watts, La Rocca, Suss
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

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- a. **Applicant:** Christopher Jon Kuehl and Rachel Victoria Kuehl
File No.: STN-22-25
Agent: Tidewater Vacations Inc., Angela Eade
Request: Short-Term Rental License - primary dwelling
Location: 6398 Hopkins Neck Rd
Zoning: Map 41, Grid 02, Parcel 29; Zone: RC

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Application withdrawn.

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*The Board notes that after the meeting staff closed the application per the applicants request.

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- b. **Applicant:** John and Patricia McGlannan
File No.: STN-22-39
Agent: Flaneur, The Vacation Rental Company, Jennifer Brown
Request: Short-Term Rental License - primary dwelling
Location: 21406 Dogwood Cove Rd, Tilghman, MD 21671
Zoning: Map 44A, Parcel 148; Zone: VM

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Staff Presentation:

Elisa Deflaux, presented the staff report for the Short-Term Rental (STR) license application.

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Applicant Presentation:

Jennifer Brown, Flaneur, The Vacation Rental Company
Patricia McGlannan

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Public Comments:

None

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For the Record: Ms. La Rocca noted that she is an adjacent property owner.

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Mr. McQuay made a motion to approve the STR application for four bedrooms, located at 21406 Dogwood Cove Rd, Tilghman, MD 21671 with staff conditions; based on the following findings

- 1. The application is complete.**
- 2. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 3. Applicant complied with all notice requirements.**
- 4. Issuance of the license would not unduly disturb the peace of the neighborhood**
- 5. In the Board’s discretion, no other substantial reasons exist to support denial of the license.**

Motion seconded by Mr. Watts. The motion carried.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Reichart, McQuay, Watts, La Rocca, Suss
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. **Applicant:** Solitude Investment Services LLC
- File No.:** STN-22-38
- Agent:** Eastern Shore Vacation Rental, Catherine Lawson
- Request:** Short-Term Rental License - primary dwelling
- Location:** 7312 Solitude Rd, St Michaels, MD 21663
- Zoning:** Map 40, Parcel 158; Zone: RR

Staff Presentation:
Elisa Deflaux, presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:
Jennifer Brown, Flaneur, The Vacation Rental Company

Public Comments: None

Ms. LaRocca made a motion to approve the STR application for five bedrooms located at 7312 Solitude Rd, St Michaels, MD 21663 with staff conditions; based on the following findings

- 1. The application is complete.**
- 2. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 3. Applicant complied with all notice requirements.**
- 4. Issuance of the license would not unduly disturb the peace of the neighborhood**
- 5. In the Board’s discretion, no other substantial reasons exist to support denial of the license**

189 **Motion seconded by Mr. McQuay. The motion carried.**

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191	<u>Vote</u> 5-0
192	FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss
193	AGAINST: 0
194	ABSTAIN: 0
195	ABSENT: 0
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- d. **Applicant:** Gary Reuland and Susan Hook-Reuland
- File No.:** STN-22-37
- Agent:** Flaneur, The Vacation Rental Company, Jennifer Brown
- Request:** Short-Term Rental License - primary dwelling
- Location:** 6020 Tilghman Avenue Tilghman MD 21671
- Zoning:** Map 44A, Parcel 275, Lot 79; Zone: VM

Staff Presentation:

Elisa Deflaux, presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Jennifer Brown, Flaneur, The Vacation Rental Company

Public Comments: None

Ms. LaRocca made a motion to approve the STR application for four bedrooms located at 6020 Tilghman Avenue Tilghman MD 21671 staff conditions; based on the following findings

1. **The application is complete.**
2. **No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
3. **Applicant complied with all notice requirements.**
4. **Issuance of the license would not unduly disturb the peace of the neighborhood**
5. **In the Board’s discretion, no other substantial reasons exist to support denial of the license**

Motion seconded by Mr. Watts. The motion carried.

226	<u>Vote</u> 5-0
227	FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss
228	AGAINST: 0
229	ABSTAIN: 0
230	ABSENT: 0
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6. Other Matters for Discussion –

- a. March 16, 2023 is the next Short Term Rental meeting. Staff will begin working on the following meeting scheduled for April 6, 2023.

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7. **Adjournment** - The Chair called the meeting to adjourn.

Read and approved by the Board on April 3, 2023.



Chairperson Signature